### IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS DALLAS DIVISION

§	CHAPTER 11
§	
§	CASE NO. 21-30085-hdh11
§	
§	
<b>§</b>	<b>Jointly Administered</b>
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# GLOBAL NOTES, METHODOLOGY, STATEMENT OF LIMITATIONS, AND DISCLAIMERS REGARDING THE DEBTORS' SCHEDULES OF ASSETSAND LIABILITIES AND STATEMENTS OF FINANCIAL AFFAIRS

The above-captioned debtors and debtors in possession (the "Debtors") in these chapter 11 cases, with the assistance of their advisors, are filing their respective Schedules of Assets and Liabilities (the "Schedules") and Statements of Financial Affairs (the "Statements" or "SOFAs", and together with the Schedules, the "Schedules and Statements") with the United States Bankruptcy Court for the Northern District of Texas (the "Bankruptcy Court") pursuant to pursuant to section 521 of title 11 of the United States Code (the "Bankruptcy Code") and Rule 1007 of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules").

These Global Notes, Methodology, Statement of Limitations, and Disclaimers Regarding the Debtors' Schedules of Assets and Liabilities and Statements of Financial Affairs (collectively, the "Global Notes") pertain to, are incorporated by reference in, and comprise an integral part of, each Debtor's Schedules and Statements. The Global Notes should be referred to, considered, and reviewed in connection with any review of the Schedules and Statements.

The Schedules and Statements do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles in the United States ("GAAP"), nor are they intended to be fully reconciled with the financial statements of each Debtor (whether publicly filed or otherwise). Additionally, the Schedules and Statements contain unaudited information that is subject to further review and potential adjustment, and reflect the Debtors' reasonable efforts to report the assets and liabilities of each Debtor on an unconsolidated basis.

In preparing the Schedules and Statements, the Debtors relied upon information derived from their books and records that was available at the time of such preparation. Although the Debtors have made reasonable efforts to ensure the accuracy and completeness of such financial information, inadvertent errors or omissions, as well as the discovery of conflicting, revised, or subsequent information, may cause a material change to the Schedules and Statements.

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<sup>&</sup>lt;sup>1</sup> The last four digits of the Debtors' taxpayer identification numbers are: 6130 (NRA) and 5681 (Sea Girt). The Debtors' mailing address is 11250 Waples Mill Road, Fairfax, Virginia 22030.

The Debtors and their officers, employees, agents, attorneys, and financial advisors do not guarantee or warrant the accuracy or completeness of the data that is provided in the Schedules and Statements and shall not be liable for any loss or injury arising out of or caused in whole or in part by any act or omission, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained in the Schedules and Statements. Except as expressly required by the Bankruptcy Code, the Debtors and their officers, employees, agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise or re-categorize the information provided in the Schedules and Statements or to notify any third party should the information be updated, modified, revised, or re-categorized.

David Warren has signed each of the Schedules and Statements. Mr. Warren is an authorized signatory for the Debtors. In reviewing and signing each of the Schedules and Statements, Mr. Warren has relied upon the efforts, statements, representations of various personnel employed by the Debtors and their advisors. Mr. Warren has not (and could not have) personally verified the accuracy of each such statement and representation, including, for example, statements and representations concerning amounts owed to creditors and their addresses. Neither the Schedules and Statements, nor the Global Notes, should be relied upon by any persons for information relating to current or future financial conditions, events, or performance of the Debtors.

#### **Global Notes**

1. Reservation of Rights. Reasonable efforts have been made to prepare and file complete and accurate Schedules and Statements; however, inadvertent errors or omissions may exist. The Debtors reserve all rights to amend or supplement the Schedules and Statements from time to time, in all respects, as may be necessary or appropriate (including, without limitation): (a) the right to amend the Schedules and Statements with respect to a claim ("Claim") description, designation, or Debtor against which the Claim is asserted; (b) dispute or otherwise assert offsets or defenses to any Claim reflected in the Schedules and Statements as to amount, liability, priority, status, or classification; (c) subsequently designate any Claim as "disputed," "contingent," or "unliquidated;" and/or (d) object to the extent, validity, enforceability, priority, or avoidability of any Claim). Any failure to designate a Claim in the Schedules and Statements as "disputed," "contingent," or "unliquidated" does not constitute an admission by the Debtors that such Claim or amount is not "disputed," "contingent," or "unliquidated." Listing a Claim does not constitute an admission of liability by the Debtor against which the Claim is listed or against any of the Debtors. Furthermore, nothing contained in the Schedules and Statements shall constitute a waiver of rights with respect to the Debtors' chapter 11 cases, including, without limitation, issues involving Claims, substantive consolidation, defenses, equitable subordination, recharacterization, and/or causes of action arising under the provisions of chapter 5 of the Bankruptcy Code and any other relevant non-bankruptcy laws to recover assets or avoid transfers. Any specific reservation of rights contained elsewhere in the Global Notes does not limit in any respect the general reservation of rights contained in this paragraph. Notwithstanding the foregoing, the Debtors shall not be required to update the Schedules and Statements except as may be required by applicable law.

- 2. **Description of Chapter 11 Cases and "As of" Information Date**. On January 15, 2021 (the "**Petition Date**"), each of the Debtors filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code. The Debtors continue to operate their business and manage their properties as debtors-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors' chapter 11 cases are being jointly administered pursuant to Bankruptcy Rule 1015(b). The Debtors' assets and liabilities are reported as of the Petition Date, except as otherwise noted.
- 3. **Net Book Value of Assets**. It would be prohibitively expensive, unduly burdensome, and an inefficient use of estate assets for the Debtors to obtain current market valuations for each of their assets. Accordingly, unless otherwise indicated, the Schedules and Statements reflect the net book value of the Debtors' assets as of the Petition Date. Furthermore, as applicable, assets that have fully depreciated or were expensed for accounting purposes may not be reflected in the Schedules and Statements as they have no net book value. The Debtors reserve their right to amend or adjust the value of each asset or liability set forth in the Schedules and Statements.
- 4. **Recharacterization**. Notwithstanding the Debtors' reasonable efforts to properly characterize, classify, categorize, or designate certain Claims, assets, executory contracts, unexpired leases, postemployment benefits, and other items reported in the Schedules and Statements, the Debtors may, nevertheless, have improperly characterized, classified, categorized, designated, or omitted certain items. Accordingly, the Debtors reserve all of their rights to recharacterize, reclassify, re-categorize, re-designate, add, or delete items reported in the Schedules and Statements at a later time as is necessary or appropriate as additional information becomes available, including, without limitation, whether contracts or leases listed herein were deemed executory or unexpired as of the Petition Date and remain executory and unexpired post-petition. Disclosure of information in one or more Schedules, one or more Statement questions, or one or more exhibits or attachments to the Schedules and Statements, even if incorrectly placed, shall be deemed to be disclosed in the correct Schedules, Statements, exhibits, or attachments.
- 5. **Liabilities**. The Debtors have sought to allocate assets and liabilities between the prepetition and post-petition periods based on the information and research conducted in connection with the preparation of the Schedules and Statements. As additional information becomes available and further research is conducted, the allocation of liabilities between the prepetition and post-petition periods may change. Accordingly, each Debtor reserves all rights to amend, supplement, or otherwise modify its Schedules and Statements as is necessary or appropriate.

The liabilities listed on the Schedules do not reflect any analysis of Claims under Bankruptcy Code section 503(b)(9). Accordingly, the Debtors reserve all of their rights to dispute or challenge the validity of any asserted Claims under Bankruptcy Code section 503(b)(9) or the characterization of the structure of any such transaction or any document or instrument related to any creditor's Claim.

6. **Insiders**. For the purposes of the Schedules and Statements, the Debtors defined "insider" pursuant to Bankruptcy Code section 101(31) as: (a) directors; (b) officers; (c) persons in control of the Debtors; (d) relatives of the Debtors' directors, officers, or persons in control of the Debtors; and (e) debtor/non-debtor affiliates of the foregoing. The parties identified as "insiders" have been

included for informational purposes only and the inclusion of them in the Schedules and Statements shall not constitute an admission that those persons are insiders for purposes of Bankruptcy Code section 101(31). The Debtors do not take any position with respect to: (a) such person's influence over the control of the Debtors; (b) the management responsibilities or functions of such individual; (c) the decision-making or corporate authority of such individual; or (d) whether such individual could successfully argue that he or she is not an "insider" under applicable law, including, without limitation, the federal securities laws or with respect to any theories of liability or for any other purpose.

- 7. **Intellectual Property Rights**. The exclusion of any intellectual property shall not be construed as an admission that such intellectual property rights have been abandoned, terminated, assigned, expired by their terms, or otherwise transferred pursuant to a sale, acquisition, or other transaction. Accordingly, the Debtors reserve all of their rights with respect to the legal status of any and all such intellectual property rights.
- 8. **Executory Contracts and Unexpired Leases.** Although the Debtors have made diligent attempts to identify contracts and unexpired leases within the scope of Bankruptcy Code section 365, in certain instances, the Debtors may have inadvertently failed to do so. Accordingly, the Debtors reserve all of their rights with respect to the inclusion or exclusion of executory contracts and unexpired leases, including the right to amend Schedule G at any time during the pendency of these chapter 11 cases.

Listing a contract or agreement on Schedule G does not constitute an admission that such contract or agreement is an executory contract or unexpired lease. The Debtors reserve all rights to challenge whether any of the listed contracts, leases, agreements or other documents constitute an executory contract or unexpired lease, including if any are unexpired non-residential real property leases. Any and all of the Debtors' rights, claims, causes of action and defenses with respect to the contracts and agreements listed on Schedule G are hereby reserved and preserved.

- 9. Classification. Listing a Claim, contract or lease on (a) Schedule D as "secured," (b) Schedule E/F, Part 1 as "priority unsecured," (c) Schedule E/F, Part 2 as "Non-priority unsecured," or (d) Schedule G as "executory" or "unexpired," does not constitute an admission by the Debtors of the legal rights of the claimant, or a waiver of the Debtors' rights to recharacterize or reclassify such Claims or contracts or leases or to setoff against such Claims.
- 10. Claims Description. Schedules D and E/F permit the Debtors to designate a Claim as "disputed," "contingent," and/or "unliquidated." Any failure to designate a Claim on the Schedules and Statements as "disputed," "contingent," or "unliquidated" does not constitute an admission by any Debtor that such amount is not "disputed," "contingent," or "unliquidated," or that such Claim is not subject to objection. The Debtors reserve all of their rights to dispute, or assert offsets or defenses to, any Claim reflected on their Schedules and Statements on any grounds, including liability or classification. Additionally, the Debtors expressly reserve all of their rights to subsequently designate such Claims as "disputed," "contingent" or "unliquidated." Moreover, listing a Claim does not constitute an admission of liability by the Debtor.

- 11. Causes of Action. Despite their reasonable efforts to identify all known assets, the Debtors may not have listed all of their causes of action or potential causes of action against third parties (collectively, "Causes of Action") as assets in the Schedules and Statements, including, without limitation, causes of action arising under the provisions of chapter 5 of the Bankruptcy Code and any other relevant non-bankruptcy laws to recover assets or avoid transfers. The Debtors reserve all of their rights with respect to any: (a) cause of action (including avoidance actions), (b) controversy, (c) right of setoff, (d) cross-claim, (e) counterclaim, (d) recoupment, and (e) any Claim on contracts or for breaches of duties imposed by law or in equity, demand, right, action, lien, indemnity, guaranty, suit, obligation, liability, damage, judgment, account, defense, power, privilege, license, and franchise of any kind or character whatsoever, known, unknown, fixed or contingent, matured or unmatured, suspected or unsuspected, liquidated or unliquidated, disputed or undisputed, secured or unsecured, assertable directly or derivatively, whether arising before, on, or after the Petition Date, in contract or in tort, in law, or in equity, or pursuant to any other theory of law they may have, and neither these Global Notes nor the Schedules and Statements shall be deemed a waiver of any Claims or Causes of Action or in any way prejudice or impair the assertion of such Claims or Causes of Action.
- 12. **Summary of Significant Reporting Policies**. The following is a summary of significant reporting policies:
  - a. <u>Undetermined Amounts</u>. The description of an amount as "unknown," "TBD," "undetermined," or similar indication is not intended to reflect upon the materiality of such amount.
  - b. <u>Totals</u>. All totals that are included in the Schedules and Statements represent totals of all known amounts. To the extent there are unknown or undetermined amounts, the actual total may be different than the listed total.
  - c. <u>Liens</u>. The value of assets listed in the Schedules and Statements are presented without consideration of any liens that may attach (or have attached) to such property and equipment.
- 13. **Currency**. All amounts are reflected in U.S. dollars unless otherwise indicated.
- 14. **Global Notes Control**. In the event that the Schedules or Statements differ from any of the foregoing Global Notes, the Global Notes shall control.

#### **Specific Notes for Certain Items on Schedules**

1. Schedule A/B, Part 1. Cash and Cash Equivalents. The Schedules and Statements reflect both cash assets without donor restrictions, representing resources that are not restricted by donor-imposed stipulations and are available for support of general operations, and net cash assets with donor restrictions, representing contributions and other inflows of assets whose use are limited by donor-imposed stipulations. Of the total cash listed by the Debtors, \$26,729,029.87 are restricted.

- **2. Schedule A/B, Part 3**. **Accounts Receivable**. Scheduled accounts receivable includes membership dues payable over time, donor pledges and other receivables. Therefore, the amount of collectible receivables could be lower than projected depending upon the circumstances.
- 3. Schedule A/B Part 4. Of the total investments, \$13,116,480.67 are restricted.
- **4. Schedule A/B Part 5.** The inventory has not been appraised. It is listed at book value. The actual value may be different.
- **5. Schedule A/B Part 9.** The current value of the headquarters is based upon a January 2019 appraisal, so the current value could be different.

Dated: March 4, 2021.

Respectfully submitted,

/s/ Patrick J. Neligan, Jr.

Patrick J. Neligan, Jr. State Bar. No. 14866000 Douglas J. Buncher State Bar No. 03342700 John D. Gaither State Bar No. 24055516

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Dallas, Texas 75201

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PROPOSED COUNSEL FOR DEBTORS

Fill in this information to identify the case:			
Debtor name Sea G	irt LLC		
United States Bankruptcy Court for the:		NORTHERN DISTRICT OF TEXAS	
Case number (if known) 21-30080			

■ Check if this is an amended filing

## Official Form 206Sum

## Summary of Assets and Liabilities for Non-Individuals

12/15

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Par	Summary of Assets		
1.	Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)		
	1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B.</i>	\$	0.00
	1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i>	\$	49,985.00
	1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i>	\$	49,985.00
Par	t2: Summary of Liabilities		
2.	Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D	\$	0.00
3.	Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)		
	3a. Total claim amounts of priority unsecured claims:  Copy the total claims from Part 1 from line 5a of Schedule E/F	\$	1,683.69
	3b. Total amount of claims of nonpriority amount of unsecured claims:  Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F	+\$	553.10
4.	Total liabilities Lines 2 + 3a + 3b	\$	2,236.79

Fill in this information to identify the case:					
Debtor name Sea Girt LLC					
United States Bankruptcy Court for the: NORTHER	N DISTRIC	T OF TEXAS			
Case number (if known) 21-30080					
21-30080				■ Check i	f this is an
				amende	ed filing
Official Form 206E/F					
Schedule E/F: Creditors Who	Have	Unsecured	l Claims		12/15
Be as complete and accurate as possible. Use Part 1 for ci List the other party to any executory contracts or unexpire Personal Property (Official Form 206A/B) and on Schedule 2 in the boxes on the left. If more space is needed for Part	reditors with ed leases that G: Executo	n PRIORITY unsecured at could result in a cla ry Contracts and Une	d claims and Part 2 for creditor im. Also list executory contrac expired Leases (Official Form 2)	cts on <i>Schedule A/B:</i> . 06G). Number the ent	Assets - Real and
Part 1: List All Creditors with PRIORITY Unsecu	red Claims	3			
1. Do any creditors have priority unsecured claims?	(See 11 U.S.	C. § 507).			
☐ No. Go to Part 2.					
Yes. Go to line 2.					
2. List in alphabetical order all creditors who have use with priority unsecured claims, fill out and attach the a			to priority in whole or in part.	If the debtor has more	than 3 creditors
				Total claim	Priority amount
2.1 Priority creditor's name and mailing address	As of the pe	etition filing date, the cla	im is:	\$1,683.69	\$1,683.69
Franchise Tax Board	Check all th	at apply.			
P.O. Box 2952 Sacramento, CA 95812-2952	☐ Continge☐ Unliquid				
Sucramento, SA 30012-2002	■ Disputed				
Date or dates debt was incurred	Basis for the	o alaim:			
12/31/2020	Dasis for the	e Ciaiiii.		_	
Last 4 digits of account number 8450	Is the claim	subject to offset?			
Specify Code subsection of PRIORITY	■ No				
unsecured claim: 11 U.S.C. § 507(a) ( <u>8</u> )	☐ Yes				
Part 2: List All Creditors with NONPRIORITY Un  3. List in alphabetical order all of the creditors with out and attach the Additional Page of Part 2.			he debtor has more than 6 credit		secured claims, fill
3.1 Nonpriority creditor's name and mailing address		As of the petition fili	ng date, the claim is: Check all to	hat apply.	\$553.10
Vanessa Shahidi	☐ Contingent			<b>,</b>	
11250 Waples Mill Road		Unliquidated			
Fairfax, VA 22030		☐ Disputed			
Date(s) debt was incurred _ Last 4 digits of account number _		Basis for the claim:	_		
Last 4 digits of account number _		Is the claim subject to	offset? ■ No □ Yes		
Part 3: List Others to Be Notified About Unsecu	red Claims	<b>.</b>			
<ol> <li>List in alphabetical order any others who must be notifical assignees of claims listed above, and attorneys for unsecure.</li> </ol>		s listed in Parts 1 and	2. Examples of entities that may	be listed are collection	agencies,
If no others need to be notified for the debts listed in Pa	arts 1 and 2,	do not fill out or sub	nit this page. If additional page	es are needed, copy t	he next page.
Name and mailing address			On which line in Part1 or Par related creditor (if any) listed		t 4 digits of ount number, if
Part 4: Total Amounts of the Priority and Nonpr	iority Unse	cured Claims			

Official Form 206E/F

Debtor Sea Girt LLC

Case number (if known) 21-30080

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 15b. Total claims from Part 2

**5c. Total of Parts 1 and 2** Lines 5a + 5b = 5c.

			Total of claim amounts
5a.		\$	1,683.69
5b.	+	\$	553.10
5c.		\$ _	2,236.79

Fill in this information to identify the case:				
Debtor name	Sea Girt LLC			
United States Bankruptcy Court for the:		NORTHERN DISTRICT OF TEXAS		
Case number (if	f known) <b>21-30080</b>			
			■ Check if this is an amended filing	

#### Official Form 202

## **Declaration Under Penalty of Perjury for Non-Individual Debtors**

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

## **Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examin	ed the information in the	documents checked below and I have a reasonable belief that the information is true and correct:
Scheel Scheel Scheel Scheel Scheel Scheel Sumr	dule D: Creditors Who Hadule E/F: Creditors Who Hadule E/F: Creditors Who dule G: Executory Contradule H: Codebtors (Officinary of Assets and Liability and Schedule Schedule 11 or Chapter 9 Case document that requires	ties for Non-Individuals (Official Form 206Sum) <b>Iule E/F</b> s: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
Executed on	March 4, 2021	X /s/ David Warren Signature of individual signing on behalf of debtor  David Warren Printed name
		Chief Financial Officer - For Profit Entities  Position or relationship to debtor

Official Form 202